

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, July 25, 2008, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
 - B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of May 30, June 14 and June 27, 2008**
 - C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
 - D. Announcement of Handout Materials Related to Today's Agenda Items**
 - E. Requests for Continuance**
 - F. Formation of Consent Calendar**
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Regular Agenda Items

- 1. Whillock Boundary Adjustment (BC) 07-137; Crest/Dehesa/Harbison Canyon/Granite Hills Community Plan Area (continued from the meeting of June 27, 2008) (Conners)**

This is an appeal of the Director's Decision, dated May 9, 2008, to deny the Whillock Boundary Adjustment with Certificate of Compliance (2 Lots), BC 07-137, which determined that Assessor's Parcel Number (APN) 508-080-01 was not created as a "building site" and is therefore not eligible to be included in a Boundary Adjustment application pursuant to Section 6903(e) of the County Zoning Ordinance. Section 6903(e) of the County Zoning Ordinance prohibits the relocation of lot lines that would "Include any lots or parcels, which in the Director's judgment, based on design, size, or specification of the original

document creating the parcel, were not intended as a building site". The subject properties, APN 508-080-01 & 54, are located at 2590 Camino Monte Sombra in the Crest/Dehesa/Harbison Canyon Community Plan Area.

2. **Magnolia Gateway, 6 Lot Major Subdivision; Commercial Use, TM 5529-RPL¹, Lakeside Community Plan Area (Taylor)**

The project is a request for a Tentative Map to subdivide three (3) parcels totaling 3.57 acres into six (6) parcels. The subject property is a portion of an existing retail commercial center located at 1571, 1591, 1601, 1641 Magnolia Avenue in the unincorporated portion of El Cajon, immediately south of State Route 67 and west of Bradley Avenue. No physical changes to the site are proposed or required. No extension of sewer or water utilities will be required by the project

3. **Cricket/Henry Avocado Grove Telecommunications Facility; Major Use Permit Modification P06-033W¹; North County Metro Subregional Plan Area (Lubich)**

The proposed project requests a Modification to Major Use Permit P06-033, to correct conditions of the original project approval related to the maintenance of the private road that provides access to the property. The project would delete original Condition A.4 which required road maintenance prior to issuance of any permits and replace it with Condition C.15 which will require the applicant to be responsible for road maintenance for damage from construction or operation throughout the life of the project, as needed. No structures are proposed as part of this Major Use Permit Modification. The property, located at 3153 River Road in the North County Metro Subregional Plan Area, is zoned RR1 (Rural Residential) which permits Wireless Telecommunication Facilities under the Tier 4 Classification of Rural Zones with an approved Major Use Permit pursuant to Section 6985a of the Zoning Ordinance. The site is subject to General Plan Designation (2) Residential and Regional Land Use Category Current Urban Development Area (CUDA).

4. **Appeal Of The Director Decision To Deny Ruffin/Johnson Tentative Parcel Map (TPM) 20725; Pala-Pauma Community Plan Area (Smith)**

This is an appeal of a decision by the Director of Planning and Land Use to deny Tentative Parcel Map (TPM) 20725 because the applicant failed to provide an acceptable fire protection plan. Specifically, the project does not include secondary access as required by State law (California Code of Regulations Title 14) and the County Fire code. Also, the project site, located near the terminus of Ranch Heights Road in the Pala-Pauma Community Plan Area, cannot be served within the General Plan emergency travel time limit. The applicant proposes to subdivide 73.8 acres into 4 residential parcels, including a remainder parcel. The

project site is subject to the (18) Multiple Rural Land Use Designation, and is zoned (A70), Limited Agricultural zone.

Administrative Agenda Items

G. Director's Report

- **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**

H. Report on actions of Planning Commission's Subcommittees.

I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.

08/06/08: Lake Rancho Viejo (SPA 07-001 and P81-023W5, PC recommended approval on 06/13/08)

Mesquite Trails (SP 04-004, TM 5373RPL4, P04-023, PC recommended approval on 05/30/08)

Casa de Verde (S06-036 and R06-012, PC recommended approval on 05/30/08)

09/17/08: Winter Gardens Wireless Facility (P05-006, approved by the PC on 03/07/08)

Williams Residence Wireless Facility (P03-134, approved by the PC on 05/02/08)

J. Discussion of correspondence received by Planning Commission.

K. Scheduled Meetings.

[illegible]

August 22, 2008 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

September 5, 2008 Planning Commission Hearing; 9:00 a.m.
DPLU Hearing Room

Adjournment

Additional Information:

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at www.sdcounty.ca.gov/dplu/index.html. Click on "Public Hearing Information".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

Appeals

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision, whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.

PC08/7-25-08/AGENDA;tew